01

Realty Title
421

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 19th day of August, 2002 between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of WESTCHESTER County, NEW YORK, First Parties, and

Laura C. Power

of Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO EDWARD E. BASS AND WIFE, JOAN A. BASS BY WARRANTY DEED FROM DANIEL F. CATIGNANI AND WIFE, ANGELA C. CATIGNANI, OF RECORD IN BOOK 9172, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and *

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

By: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

By: Beverly D Clark

Name: BEVERLY D CLARK

Title: Asst Secretary

*Being the same property conveyed to Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership of Westchester County, New York, by deed from Edward E. Bass and wife, Joan A. Bass, of record in Instrument No. 20020905-0107827, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/05/02 15:36 3pgs
Fees:18.00 Taxes:1091.50

20020905-0107828

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned of the state and county aforementioned, personally appeared Beverly D. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized officer of the general partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2002.

MICHELLE V. LEADFORD
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-13-2006

Michelle V. Leadford
Notary Public
Printed Name Michelle V Leadford

My commission expires _____

PROPERTY OWNER:
Laura C. Power
1821 Lombardy Avenue
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
New Owner

CLT# 117-07-0 034.00

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

STATE OF Tennessee, Davidson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 295,000.00.

Laura C. Power (AFFIANT)

Subscribed and sworn to before me, this 30th day of August, 2002

Notary Public
Printed Name _____

My commission expires _____

STATE OF _____, _____ COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
Printed Name _____

My commission expires _____

FNTIC#: 0206559

EXHIBIT "A"

THE LAND REFERRED TO I~~N THIS COMMITMENT~~ IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 25 FEET OF LOT NO. 28 AND THE EASTERLY 88 FEET OF LOT NO. 29 OF BLOCK "A" ON THE FINAL PLAT OF WALTER STOKES HOME PLACE, AS OF RECORD IN BOOK 974, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 28 AND 29 FRONT TOGETHER 113 FEET ON THE SOUTHERLY SIDE OF LOMBARDY AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 170 FEET TO A DEAD LINE.

SIGNED FOR IDENTIFICATION:

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: PRUDENTIAL HOMES CORPORATION,
ITS GENERAL PARTNER

BY: Beverly D Clark

NAME: BEVERLY D CLARK

TITLE: Asst Secretary